



45 Brownlow Crescent, Melton Mowbray, LE13 0QS

 **NEWTON FALLOWELL**

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Key Features

- Modern End Town House
- 50% Equity Share
- Cloakroom WC
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Driveway
- Enclosed Courtyard Garden
- EPC Rating C
- Leasehold

Shared equity £90,000





Parking Arrangements: Driveway
 Windows: uPVC Double Glazed
 Heating: Gas
 Vendors Position: Buying on
 Garden Orientation: North Facing
 EPC Rating: C
 Council Tax Band: B
 Total Living Space: Approx 649 sqft

A modern and well presented end town house which is available for sale as a 50% shared ownership offering an ideal opportunity for the first time buyer who meets the criteria with Nottinghamshire Community Housing Association. The property is Leasehold with a Lease term of 125 years of which 110 years are remaining. The rent for the remaining 50% share is approximately £190.00 per month.

Accessed via the front door into the entrance hall with stairs rising to the first floor and door to a cloakroom WC with a two-piece white suite comprising a low flush WC and wash hand basin. Door leading through to a good sized, dual aspect living, dining room having a double-glazed window to the front aspect and door to the rear, TV point and carpet flooring. The fitted kitchen has a good range of wall and base units, straight edge wooden work surfaces, sink and drainer, wall mounted central heating boiler, integrated oven and hob with an extractor hood above, space and plumbing for a washing machine and fridge freezer and window to the rear aspect. Stairs rising to the first-floor landing with doors off to two double bedrooms and a family bathroom having a three-piece white suite comprising a low flush WC, wash hand basin and bath with an overhead shower and shower screen and an obscure window to the front aspect with a fitted blind. Outside to the front is a driveway providing off-road parking with views over the green space to the side and gated access to an enclosed rear garden designed for low maintenance which is mainly paved with timber panel fencing to the boundaries and a garden shed.





Entrance Hall

Cloakroom WC

Living / Dining Room 4.81m x 2.95m (15'10" x 9'8")



Kitchen 2.8m x 2.6m (9'2" x 8'6")

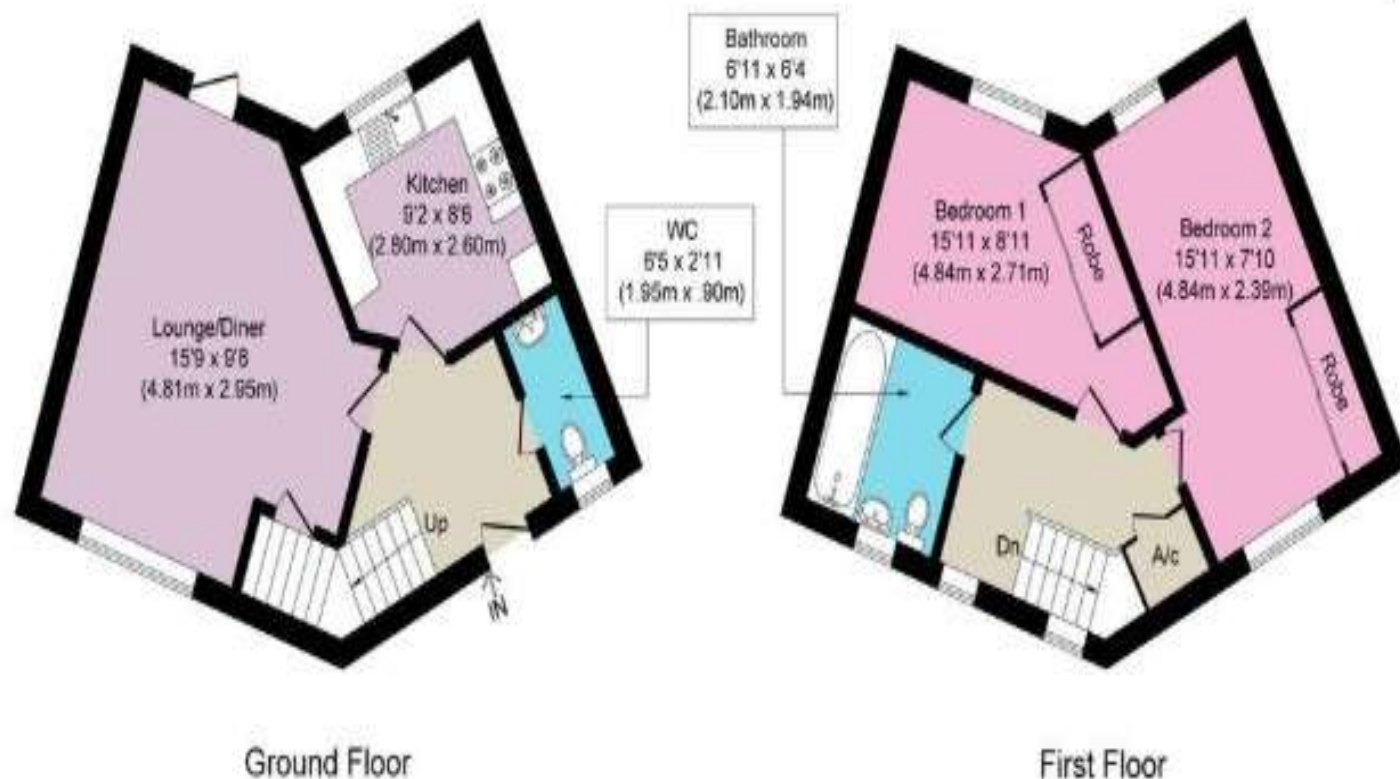
Bedroom One 4.84m x 2.71m (15'11" x 8'11")

Bedroom Two 4.84m x 2.39m (15'11" x 7'10")

Bathroom







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.